



Dane County Zoning Division

City-County Building
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DANE COUNTY CONDITIONAL USE PERMIT #2282

THE ZONING AND LAND REGULATION COMMITTEE OF THE DANE COUNTY BOARD PURSUANT TO SECTION 10.255(2) OF THE DANE COUNTY CODE OF ORDINANCES DOES HEREBY:

GRANT Conditional Use Permit #2282 for Limitations of livestock within the A-2(8) Agriculture Zoning District / Horse Boarding Facility pursuant to Dane County Code of Ordinance Section 10.126(3) and subject to any conditions contained herein.

EFFECTIVE DATE OF PERMIT: September 24, 2014

THE CONDITIONAL USE SHALL BE LOCATED ON THE PROPERTY DESCRIBED AS FOLLOWS: **2796 White Crossing Road, Town of Verona, Dane County, Wisconsin**

Parcel # 0608-074-8660-0

Part of the Northeast 1/4 of the Southwest 1/4 and also part of the West 1/2 of the Southeast 1/4 of Section 7, Township 6 North, Range 8 East, in the Town of Verona, Dane County, Wisconsin, which is described as follows: Commencing at the Northwest corner of the Southeast 1/4 of said Section 7; thence South 00° 21' East along the West line of said Southeast 1/4, 199.1 feet; thence South 87° 34' East, 129.2 feet to the centerline of White Crossing Road; thence South 25° 12' West along said centerline of road, 130.2 feet to the point of beginning; thence continue South 25° 12' West along said centerline 214.1 feet; thence South 44° 48' East, 1,649.75 feet; thence North 45° 12' East, 134 feet; thence North 35° 57' West, 1,555.7 feet; thence North 87° 34' West, 253.2 feet to the point of beginning .

CONDITIONS:

1. The conditions within this conditional use permit shall replace the conditions of CUP 2082.
2. The horse boarding facility shall be limited to 18 animal units on the property; this includes horses and any other livestock.
3. Additional animal units can be boarded at a level of 1.8 units per acre of contiguous leased or owned land if documentation of a current, properly executed lease or evidence of ownership is provided to and found acceptable to the Town of Verona. On the additional leased or owned land, animal units cannot be double counted to serve both the that property and the property addressed in this CUP.
4. Up to 10 additional horses (1 per acre) may be allowed on the site during business hours.
5. No new boarding facilities will be allowed without all applicable permits.
6. Activities will be limited to boarding, horse riding, open pasture, instruction, training, trail riding, private events, and small public events.
7. Horses will be boarded 24 hours a day, but hours of operation will be from 6am to 10pm.

8. Owner/Operator shall be responsible for instituting and complying with a nutrient (manure) management plan written to NRCS 590 standards and approved by Dane County Land Conservation.
9. All parking shall be on site. Parking is prohibited on County Highway PD, White Crossing Road, and Timber Lane.
10. Outside speakers/amplification is prohibited.
11. Lighting is limited to hours of operation except for a security light
12. Appropriate ground cover to mitigate risk of erosion and dust from over grazing and use of outdoor arenas is required.
13. Outdoor storage will only be for fodder, water, training and riding.
14. Sanitary facilities must be provided in or directly adjacent to the primary boarding facility.

THE ZONING AND LAND REGULATION COMMITTEE AFTER PUBLIC HEARING AND IN THEIR CONSIDERATION OF THE CONDITIONAL USE PERMIT MADE THE FOLLOWING FINDINGS OF FACT:

1. That the establishment, maintenance and operation of the proposed conditional use will not be detrimental to or endanger the public health, safety, morals comfort or general welfare.
2. That the uses, values, and enjoyment of other property in the neighborhood for purposes already permitted will not be substantially impaired or diminished by the establishment, maintenance, and operation of the proposed conditional use.
3. That the establishment of the proposed conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and other necessary site improvements will be made.
5. That adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. That the proposed conditional use does conform to all applicable regulations of the district in which it is proposed to be located.

EXPIRATION OF PERMIT

In addition to any time limit established as a condition in granting this CUP, Section 10.25(2)(n) of the Dane County Code of Ordinances provides that any use for which a conditional use permit has been issued, upon its cessation or abandonment for a period of one year, will be deemed to have been terminated and any future use shall be in conformity with the ordinance.